



ERIC J. HOLCOMB, Governor
STATE OF INDIANA

INDIANA DEPARTMENT OF HOMELAND SECURITY
302 West Washington Street
Indianapolis, IN 46204

COMMISSION MEETING MINUTES

Indiana Fire Prevention and
Building Safety Commission
Government Center South
302 W. Washington Street
Indianapolis, Indiana 46204
Conference Center Room B

February 7, 2017

Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman Hawkins at 9:00 a.m. on February 7, 2017.

(a) Commissioners present at the Commission meeting:

Ron Brown
Gregory Furnish
Kevin Goeden, representing the Commissioner, Department of Labor
John Hawkins, Chairman
Todd Hite, representing the Commissioner, Department of Health
James Hoch
James Jordan
Matt Mitchell, Vice-Chairman, late arrival
Patrick Richard
Jessica Scheurich
Craig Von Deylen

(b) Commissioners not present at the Commission meeting:

(c) The following departmental and support staff were present during the meeting:

Legal and Code Services

Dean Illingworth, State Building Law Compliance Officer
Denise Fitzpatrick, Code Specialist
Beth Sutor, Secretary for the Commission
James Schmidt, Deputy Attorney General

2. Old Business

Chairman Hawkins noted that the minutes for the December 6, 2016 meeting and the January 4, 2017, meeting were both on the agenda for approval. Commissioner Scheurich moved to approve both, with the second by Commissioner Jordan. It was voted upon and carried.

3. Non-rule Policy IRC Section N1106 Performance Based Alternative and Section R106

Chairman Hawkins asked if any responses had been received pertaining to the posting on the web of the proposed non-rule policy. There had been none. He then asked if anyone in the audience had a comment. Travis of TSI Energy Solutions, a member of the audience, stated that he didn't see anything that would have an immediate effect on the Energy Code at this time. Jeff Dean, City of Indianapolis, asked if they should change "engineer stamp" to "registered design professional". It was agreed that it should be changed. Commissioner Hoch then moved to approve with the change to design professional as discussed. Commissioner Scheurich made the second. It was voted upon and carried.

4. Authorization of Administrative Law Judge

A motion was made by Commissioner Jordan to authorize Chelsea E. Smith as Administrative Law Judge, and seconded by Commissioner Hoch. It was voted upon and carried.

5. Review and Final Adoption of Rules for Outdoor Event Equipment

Chairman Hawkins introduced Justin Guedel, staff attorney for IDHS, who had worked on LSA Document #15-332, which adds 675 IAC 29 to regulate the design, installation, inspection, use, and maintenance of outdoor event equipment. Following a few brief comments by James Schmidt, Deputy Attorney General, Commissioner Von Deylen moved to adopt LSA Document #15-332 as revised and presented by Justin Guedel, with the second by Commissioner Hoch. It was voted upon and carried.

6. Ordinances

Unsafe Buildings, Vacant Builds Maintenance & Repair Ordinance, Monrovia, had been reviewed and was brought to the Commission for approval. Timothy Curren, attorney, appeared as proponent. Following a brief discussion, Commissioner Von Deylen moved to approve the ordinance, with the second by Commissioner Hoch. It was voted upon and carried.

The proponent for Ordinance No. 29-2016 Carbon Monoxide Detectors in New Construction, La Porte, had requested they be tabled due to scheduling conflicts. Commissioner Hoch moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

Chad Reischl, City Planner, spoke as proponent for Ordinance No. 1026-OR, Jeffersonville. Two items, the 40% window requirement and the zero lot line required for some buildings, were called out by the Chairman. The window requirement conflicted with the prescriptive path compliance with the Energy Code, while the lot line item does not reference code requirements for fire walls or fire department access. He asked if the City Council would be willing to amend these two items in their ordinance. The proponent felt they would, and Commissioner Von Deylen moved to table to allow the amendment and adoption to be made. Commissioner Jordan made the second. It was voted upon and carried. It was to be kept on the agenda.

7. Third Party Approvals

NTA Inc.
305 N. Oakland Avenue
PO Box 450
Nappanee, Indiana 46550

Kevin Troy, Fire and Building Code Enforcement, presented the request for NTA Inc., and recommended approval. Commissioner Von Deylen moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

8. Variances

Tabled

There were no tabled A/B variances to discuss.

C/D/NVR

16-11-02 Temporary Sales Trailers, Indianapolis

No proponent was available for questions. Commissioner Von Deylen moved to deny based on the substantive nature of the application. Commissioner Hoch made the second. It was voted upon and carried.

16-11-52 Morphe Construction Office Remodel, Indianapolis

No proponent was available for questions. Commissioner Von Deylen moved to deny based on the substantive nature of the application. Commissioner Scheurich made the second. It was voted upon and carried.

16-12-03 Providence at Old Meridian, Carmel

Mike Taylor, CSC, spoke as proponent. The request was to allow a single fire-approved cellular communicator, which will send a test every five minutes into the monitoring station, in lieu of the code-required POTS line with backup line. Following discussion, Commissioner Von Deylen moved to approve with the condition that two separate cellular carriers are to be used. Commissioner Furnish made the second. It was voted upon and carried.

16-12-05 West Broadway Shopping Center, Princeton

Ed Rensink, RTM Consultants, spoke as proponent. Three issues had been cited during their last inspection in 2016, and two of the three have been corrected. To correct the third issue, the request in this variance is to allow egress through the back stock area without a 44" wide aisle created by a full or partial-height fixed wall. Due to the age and configuration of the existing 1960's building,

the owner would like to use stripes painted on the floor to define the aisle. Exit signs will be provided as well. The building is sprinklered. Following discussion, Commissioner Richard moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

16-12-13 Memory Care Unit Disguised Doors, Brownsburg

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

16-12-14 Maple Lane Metals, Grabil

John Reynolds, architect, spoke as proponent. The Amish-owned facility uses coils of metal to make siding and roofing for steel buildings. The request is to allow an additional bay, 28'x190', to be added to the existing building to improve the flow of materials from storage to the rolling mill portion of the facility, making the building over area. The addition is to be separated by a firewall with an overhead 2-hour fire door with fusible links. There is insufficient water and water pressure to supply a sprinkler system. Following the presentation and discussion, Commissioner Von Deylen moved to table to allow the proponent time to provide more detailed drawings. The second was made by Commissioner Goeden. It was voted upon and carried.

16-12-39(a)(b) Developer Village Evansville, Evansville

Nancy Long, A1 Expeditors, spoke as proponent. The request is to allow a warehouse to have 12 8'x10' buildings to be arranged in a team/project grouping within the structure, and reconfigured when needed. Electrical service is provided by means of an exterior outlet for a power cord to be inserted. The plugs and grid it plugs into will be off the ground. The buildings will not be individually sprinklered, but will have a hand-held fire extinguisher located near the door. The warehouse is sprinklered. District Chief Jeff Main, Vincennes Fire Department, also appeared before the Commission to express his opposition to the variances. Following further discussion, Commissioner Von Deylen moved to table to allow the proponent to work with the local fire officials to define a better plan, with the second by Commissioner Scheurich. It was voted upon and carried.

17-01-01 Remodel Block Garage with Metal Roof, Rossville

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

17-01-13 L.A.D.A., Ft. Wayne

Lloyd Jones, Director, spoke as proponent. The existing property is to be changed to a Group I facility, requiring the installation of sprinklers and a fire alarm system. The request is to allow the installation of a fire alarm system now and the phasing in of sprinklers within the next twenty-four to thirty-six months. Smoke detection would be provided in all public, private, storage and mechanical/electrical spaces. Heat detection will be installed throughout the building and entire attic space. Jim Murua, Ft. Wayne Fire Department, advised the Commission that they had been

working with L.A.D.A. and that they were okay with the variance. Commissioner Brown moved to approve with the condition that sprinklers were to be installed by August 1, 2019. Commissioner Richard made the second. It was voted upon and carried.

17-01-16(a)(b) Whippoorwill Hill Farm Event Barn, Bloomington

Melissa Tupper, RTM Consultants, spoke as proponent. Also speaking was Ed Rensink, RTM Consultants, Bobby LaRue, Monroe County Building Department, and Jim Gerstbauer, Monroe Building Department. The requests were to allow the use of restroom trailers until the site has water. At that time, permanent facilities will be constructed. The second request was to allow the use of Chapter 34. They had passed the review and did not need to request any points. They have three new stairs, smoke and heat detection, fire alarm and three exits when only two are required. Bobby LaRue voiced his displeasure with the use of Chapter 34 to convert the barn into an assembly space. Jim Gerstbauer also had concerns about using Chapter 34 in this case, and, while he felt the owners intended to comply with code, he had concerns about the length of time for temporary restroom trailers to be allowed for use. Commissioner Von Deylen moved to approve (a) until February 7, 2019. Commissioner Hoch made the second. It was voted upon and carried with a nay by Commissioner Brown. Commissioner Brown made a motion to approve (b) with a condition that sprinklers be installed within two years. Motion died for lack of second. Commissioner Jordan then moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried with a nay by Commissioner Brown and Commissioner Richard.

17-01-20(a)(b) George Utz Building Addition, Edinburgh

The proponent withdrew the variance application.

Breaking and reconvening: Chairman Hawkins recessed the Commission at 10:30 a.m. It was called back to order at 10:42 a.m.

INCOMPLETE

A/B

17119 Fairfield Inn & Suites, Anderson
17207 Cityscape at Plainfield, Plainfield
17294 11939 Building, Carmel
17295 Lakes Plaza, Bloomington

C/D/NVR

17309 Ritz Charles Wedding Chapel, Carmel
17313 Barker Archives & Keep Safe Storage, Warsaw
17351 Schnee Ribeyre Elliot House, New Harmony

Commissioner Von Deylen moved to table the incomplete variances, with the second by Commissioner Scheurich. It was voted upon and carried.

New Variances

A/B

Chairman Hawkins called for any variances in the A/B category which were to be called out for individual consideration. There were none. Chairman Hawkins noted he would abstain from 17-02-18 Carton Craft, New Albany. Commissioner Von Deylen then moved to approve all A and B variances eligible for the block vote. Commissioner Scheurich made the second. It was voted upon and carried.

The following variances were approved as submitted:

17-02-03(a)(b)(c)(d) City County Building Plaza Renovation, Indianapolis
17-02-04 Downtown SB Courtyard, South Bend
17-02-05 University of Notre Dame Walsh Hall, South Bend
17-02-06 Queen of All Saints, Michigan City
17-02-08(a)(b) Lofts at Haute Maison, Terre Haute
17-02-09(a)(b)(c)(d) Outpatient Therapy Ortho and Chiro Services, Washington
17-02-10(a)(b) NSSX Corp. Headquarters, Bloomington
17-02-11 Window Variation 2020 E. 2nd St., Bloomington
17-02-12(a)(b) EDEO Self Storage, Fishers
17-02-13 Oakwood Health Campus, Tell City
17-02-14 George Utz Building Addition, Edinburgh
17-02-15(a)(b) Top Golf, Fishers
17-02-16 Jasper High School Storage Platform, Jasper
17-02-17 LaGrange United Methodist Church, LaGrange
17-02-18 Caron Craft, New Albany
17-02-29(a)(b) Eskenazi Museum of Art Renovation, Bloomington
17-02-34(a)(b) Rock City Lofts, Wabash
17-02-40 Sinkor Event Center, Indianapolis
17-02-43 Storage Express MD N, Madison
17-02-44 Storage Express MD W, Madison
17-02-46(a)(b) South Knox Middle School - High School Additions, Vincennes
17-02-47(a)(b) Riverview Westfield Outpatient, Westfield
17-02-48 Irwin R. Rose New Office Tenant Buildout, Indianapolis
17-02-49 Monrovia Middle School – High School Addition, Monrovia

C/D/NVR

17-02-01 Johnny's Market, Indianapolis

Scott Montross, attorney, spoke as proponent. The request was to allow tents at the facility to be up for more than the thirty days allowed by code. It was noted that the tents were certified to be flame retardant by Anchor Industries and will be maintained by American Tent & Awning Company. Jeff Dean, City of Indianapolis, asked if the variance was to be good until the next Fire Code adoption, and was told yes. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-02-02 Two Sets of Disguised Doors on Memory Care Hallway, Indianapolis

No proponent was available for questions. Commissioner Hoch moved to table, with the second by Commissioner Richard. It was voted upon and carried.

17-02-07(a)(b) 360 Market Square, Indianapolis

Keith Cadima, Chester Pool Systems, spoke as proponent. A Class C pool was to have an 8" sun deck area in the shallow end of the pool with steps leading to the main portion with a depth of 3'6". The area would be much like a zero depth entry, and would have steps with safety stripes and rails to mark the transition between the two pool areas. The request was to allow the pool to not comply with the turnover rate for wading pools since it was not used as a wading pool. Jeff Dean, City of Indianapolis, noted that the area was a wading pool by definition, and not by use. Following discussion, Commissioner Hite moved to approve both (a) and (b), with the second by Commissioner Scheurich. It was voted upon and carried.

17-02-19 Lakeshore Dunes Apartments, Gary

No proponent was available for questions. Commissioner Hoch moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

17-02-20 Proposed Professional Building Village Center Shoppes, Carmel

Scott Perez, Arxtheon Consulting, spoke as proponent. The request was to allow the live/work unit to provide a 2-hour fire-rated separation wall between the business area and the garage, and a two hour fire-rated floor ceiling assembly between the first floor and second floor residence in lieu of sprinklers. A monitored fire alarm and smoke detection system will also be provided. Following discussion of the possibility of using a 13D system, Commissioner Brown moved to approve with the installation of a 13D sprinkler system in the residential portion of the building and a 1-hour separation between the B occupancy and residential. Commissioner Von Deylen made the second. It was voted upon and carried.

17-02-21(a)(b)(c) Cummins Indianapolis Distribution Headquarters, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. In variance (a) the request is to allow the light switches in areas not open to the public to remain where installed due to the mortar joints in the brick wall. They exceed code by 2 inches. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Richard. It was voted upon and carried, noting that the letter should include the warning language for Federal Accessibility compliance. Variance (b) was to omit the striping on the stair risers which are not uniform. These are used for casual seating, and the stairs beside the seating risers are the egress stairs. A built-in bench, placed across the top of the stairs, indicate these were not intended for use as an egress stair. Variance (c) was to omit the required guards at the risers since the stairs are used for seating and not egress. Following discussion, Commissioner Richard moved to approve (b) and (c), with the second by Commissioner Mitchell. It was voted upon and carried.

17-02-22 Elite Air Trampoline Park, Newburgh

Roger Lehman, RLehman Consulting, spoke as proponent. Pictures of the facility were distributed. An indoor trampoline park has a trampoline platform 6 feet above the floor, accessed by a padded ramp which does not comply with the 1/12 ADA allowable slope. While the facility is accessible in entry, party rooms and restroom areas, wheelchairs are not permitted on the platforms per the owner's insurance carrier, and only those physically capable of jumping are permitted on the trampolines. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried.

17-02-23 Double Tree by Hilton Conversion, Lafayette

No proponent was available for questions. Commissioner Hoch moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

17-02-24 Tom Wood Ford Addition and Renovation, Carmel

Melissa Tupper, RTM Consultants, spoke as proponent. The request was to omit the required sprinkler beneath the open, monumental stair. The space beneath the stair, built of noncombustible materials, will not be occupied. The ceiling sprinklers had been designed to take the obstruction into account. Following discussion, Commissioner Brown moved to approve with the condition that a sidewall sprinkler be provided under the stair. Commissioner Richard made the second. It was voted upon and carried.

17-02-25 16th Street Condominiums, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow the use of a combined horizontal and vertical separation from the podium on the first floor and a 2-hour fire barrier separation from the remainder of the Type VA Construction on floors 2-4, in lieu of a fire wall. The building will be fully sprinklered with NFPA 13R for the Type V-A building and NFPA 13 for the Type I-A building. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-02-26 Trinity Metals, Indianapolis

Tim Callas, J&T Consulting, spoke as proponent. In the early 2000's, Warren Township Fire Department had requested a portion of the sprinkler system in the building be disconnected to avoid the magnesium scrap in the area reacting to water. A placard is posted at the entrance, warning responders to not use water. The Indianapolis Fire Department, represented by David Carpenter, had recently told the owner to get a variance for the disconnection. The balance of the building is fully sprinklered, and separated by a 3-hour fire wall. Following discussion, Commissioner Von Deylen moved to approve with the condition that the sprinkler is to be reconnected when current tenant leaves the building. Commissioner Hoch made the second. It was voted upon and carried.

17-02-27 Johnston Elementary School Special Needs Classroom, Highland

Ed Rensink, RTM Consultants, spoke as proponent. The request is to allow a delayed egress lock to be installed on a door from a special needs classroom leading to the exterior with a parking lot and a street. The door will unlock upon activation of the fire alarm or loss of power. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Richard. It was voted upon and carried.

17-02-28 Burger Fuel, Indianapolis

17-02-41 Burger Fuel, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. A 1970's building will be converted to a small burger place in the front of the building and a parking area with stalls in the back. It has three windows, currently containing block in-fill, in the north exterior wall on an interior lot line. One will be enlarged to act as access to a recessed exterior patio area which will be part of the proposed restaurant. The lot to the north is under the same ownership as the building in variance 17-02-28. Following discussion which included securing an easement, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance 17-02-41 was to allow access to the public way through a parking lot on the adjacent parcel to the north of the building. This access has been interpreted to be non-compliant if the ownership of both parcels are under the same entity but deeded as separate parcels. Following discussion, Commissioner Von Deylen moved to approve with the condition that both parcels are under the same ownership. Commissioner Mitchell made the second. It was voted upon and carried.

17-02-30 Renovations Our Lady of Mt. Carmel, Carmel

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Also present was Steve Gloyeske, Scholer Corporation architect. The exiting for the sanctuary consists of three horizontal exits and two exits directly to the exterior. Following the renovations, the exiting will be four horizontal exits and one directly to the exterior. The horizontal exits will have approximately 382 inches of width which will serve 170% of the church population. Following discussion, Commissioner Furnish moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-02-31(a)(b) Bub's Buns, Carmel

Ed Rensink, RTM Consultants, spoke as proponent. Two pre-engineered metal buildings and a 15'x36' connector are being renovated to serve as a bakery. It has been classified as B and S-2 Occupancies, but the 2-hour occupancy separation will not be provided. The request in (a) is to omit the separation. A fire alarm and detection system will be provided, as well as exit signage and egress lighting. The building complies with allowable area and height requirements for the B Occupancy. Following discussion, Commissioner Von Deylen moved no variance required, with the second by Commissioner Mitchell. It was voted upon and carried. Variance (b) is to allow the existing drive to not reach within 150 feet of the entire west exterior wall of the building due to site restrictions. The fire department has requested and will be provided doors in the connector between the two structures to give immediate access to the west side of the structure from the east side. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

17-02-32 Goshen Courthouse, Goshen

Melissa Tupper, RTM Consultants, spoke as proponent. The request was to allow the installation of delayed egress locks on all exterior exit doors from the courthouse to keep occupants from leaving the courthouse without permission. Doors will unlock automatically upon loss of power or activation of the sprinkler and/or smoke detection system, and will unlock after 15 seconds when panic hardware has been pushed or after activation of a manual pull station. Following a lengthy discussion and concerns expressed by some members of the Commission, the proponent requested it be tabled. Commissioner Von Deylen moved to table, with the second by Commissioner Mitchell. It was voted upon and carried.

Breaking and reconvening: Chairman Hawkins recessed the Commission at 12:00 p.m. It was called back to order at 12:16 p.m.

17-02-33 Yurt Base Platform & Restrooms, Brownstown

Melissa Tupper, RTM Consultants, spoke as proponent. The request was to allow two yurt structures to be erected for use in a summer camp, each housing 22 occupants, without sprinklers. Each structure is 30 feet in diameter, has wood lattice frames and are covered in a fabric skin. There are two exits, with a travel distance of 25 feet, and inoperable windows. Smoke alarms will be provided per code. The area has low water pressure, and an estimate has been received for \$30,000 to install an NFPA 13D system. Chairman Hawkins noted the platform was a Class 1 structure and had to comply with the Building Code, and asked if the yurt would meet all aspects of the Building Code as well. Commissioner Von Deylen asked if the camp followed the Yurts of America guidelines or even the manufacturer's guidelines. The proponent was unable to answer, and asked to table it. Commissioner Brown then moved to table, with the second by Commissioner Mitchell. It was voted upon and carried.

17-02-35(a)(b)(c) Biltwell Event Center, Indianapolis

Commissioner Von Deylen abstained from voting.

Ed Rensink, RTM Consultants, and owner Taki Sawi spoke as proponents. Krystal from JTL, addressed the Commission as a Plan Reviewer for the City of Indianapolis. She noted some issues she found during her review. Margie Bovard, Indianapolis Fire Department, also addressed the Commission. The building was constructed in 1922, and has undergone a variety of uses. The request in variance (a) was to allow the new locked electrical panels to remain within the lowest level of the northwest stair enclosure. The building is protected with an NFPA 13 sprinkler system and a fire alarm system with horn and strobe. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Variance (b) was to request 9.6 points for Fire Safety, 10.1 points for means of Egress, and 9.6 points for General to pass the Chapter 34 analysis. The proponent noted there was a difference of opinion about the Chapter 34 review, and, to spare the Commission from the debate, he requested it be tabled. Commissioner Hoch moved to table, with the second by Commissioner Jordan. It was voted upon and carried. Variance (c) was to allow temporary occupancy during filing for the permits and design releases necessary for the construction to remedy issues cited by the state and city inspectors, noting that the income generated is necessary to complete the required corrections. Following discussion, Commissioner Hoch moved to approve with the conditions that the permits are to be filed within

twelve months, with completion of work within sixteen months from now. Doors are to be installed within 75 days from now. Commissioner Hite made the second. It was voted upon and carried.

17-02-36 River North at Keystone Apartments, Indianapolis

Commissioner Von Deylen abstained from voting.

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The request was to allow the bathroom exhaust and clothes dryer exhaust of the 6 story apartment building to not comply with the 3 foot distance from operable openings in an exterior wall. The building is sprinklered throughout with an NFPA 13 system. All apartments have an HVAC system, and it is unlikely that the windows will be open at the same time. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

17-02-37 Geiger Tanks, Markle

No proponent was available for questions. Commissioner Scheurich moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-02-38 Menard Inc. Warehouse Addition, Camby

No proponent was available for questions. Commissioner Hoch moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

17-02-39 Premier Power Maintenance Building Renovation, Indianapolis

Scott Perez, Arxtheon Consulting, spoke as proponent. The request was to be allowed to use sliding doors in two conference rooms, one seating eight and one seating sixteen. These rooms are for staff conferences and trainings, and will rarely be used by members of the public. The building is fully sprinklered. Following discussion, Commissioner Hoch moved to approve with the second by Commissioner Jordan. It was voted upon and carried with one nay.

17-02-42(a)(b)(c) TCM Pavilion Expansion, Indianapolis

Christina Colleser, RTM Consultants, spoke as proponent. A sports experience exhibit is being constructed outside the Children's Museum. Variance (a) is to allow the restroom count to not fully comply. Existing restrooms are being modified to add additional compliant handicapped fixtures, and additional male and female fixtures will be provided in the concessions building in the sports park. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Goeden. It was voted upon and carried. Variance (b) was to allow the north exits from the addition to discharge into a fenced-in area serving as a safe dispersal area instead of a public way. The area is large enough to provide a safe dispersal area per the proponent. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Variance (c) was to allow the archive section of the museum to remain unsprinklered to protect the contents stored there per the insurance provider's request, yet the building is to be considered fully sprinklered with unlimited area. Following discussion,

Commissioner Von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried.

17-02-45 Kokomo RCF, Kokomo

Mark Riffey, Ryan Fireprotection, asked that the variance be tabled. Commissioner Hoch moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-02-50 Thursday Church, Vincennes

Tim Salters, Vincennes Community Schools, spoke as proponent. Also presenting was Principal John O'Connor. The school system is partnering with Thursday Church to house students during renovations to their school. Thursday Church is near the school scheduled for renovation which will allow the school to keep the same bus routes, use similarly sized rooms, etc. They will use the basement, first floor, and 4 or 5 classrooms on the second floor as well. The church, a masonry building with steel floors, has a sprinkler system which has not functioned since the 1950's. The request is to allow the church to house the school during regular school hours without having to sprinkler the building. Chief Sonny Pinkstaff, Vincennes Fire Department, has been working with the church and school, and has stated there will be an interconnected fire alarm system in place before the school year begins. Following discussion, Commissioner Brown moved to approve with the condition that there is an interconnected fire alarm system installed, and that the variance is valid until June 1, 2020. Commissioner Scheurich made the second. It was voted upon and carried.

17-02-51(a)(b)(c)(d)(e)(f) Patterson Pointe, Bloomington

Commissioner Von Deylen abstained from voting.

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Variance (a) and (f) had been eligible for the block vote. Commissioner Scheurich moved to approve both, with the second by Commissioner Brown. It was voted upon and carried. Variance (b) was to omit the standpipe system in Building 5 townhouses. The 4th level exceeds the allowable distance above the first floor street level by 4 feet 7 inches. The buildings will be sprinklered with a 13R system. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Bloomington officials did not object. Variance (c) was to allow a single accessible unisex restroom facility in the amenities area of Building 1. Commissioner Hoch moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried. Variance (d) was to omit the maneuvering clearance now required on the inside of the primary entrance doors. The Fair Housing Act does not required such clearance. The building will be sprinklered, and there are no areas of refuge required. Bobby LaRue, Monroe County Building Department, addresses the Commission, noting that he disagreed with items of accessibility, items required by code, being omitted during the planning stages of construction. Commissioner Hoch moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Variance (e) was to allow the environmental air exhaust to be less than 3 feet from operable openings in the exterior walls. The buildings are protected by an NFPA 13 or NFPA 13R sprinkler system, and all have HVAC units which decreases the likelihood the windows will be open. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

17-02-52(a)(b)(c)(d)(e)(f) Arbuckle Mixed Use Development Block C, Brownsburg

Commissioner Von Deylen abstained from voting.

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Variances (a) and (b) had been eligible for the block vote. Commissioner Scheurich moved to approve both, with the second by Commissioner Richard. It was voted upon and carried. Variance (c) was to allow environmental air exhausts to be located by operational openings closer than the 3 feet allowed by code. Commissioner Hoch moved to approve, with the second by Commissioner Richard. It was voted upon and carried. Variance (d) was to allow one of six allowable areas created by fire walls to have all horizontal exiting instead of 50% horizontal exiting allowed by code. The buildings are protected by an NFPA 13 and NFPA 13R system. Exit travel distance will meet code, and there will be four enclosed exit stairs instead of the two required by code. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Furnish. It was voted upon and carried. Variance (e) was to allow a small 3-hour fire wall between a small portion of mercantile and an open parking garage to terminate vertically into a 2-hour rated floor ceiling assembly at the 2nd and 3rd floors. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Variance (f) was to allow the parking garage to be separated from the adjacent apartment with 2 and 3-hour fire walls which are not structurally independent. Following discussion, Commissioner Hoch moved to approve with the second by Commissioner Scheurich. It was voted upon and carried.

17-02-53(a)(b) Arbuckle Mixed Use Development Block C, Brownsburg

Commissioner Von Deylen abstained from voting.

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Variance (a) was to allow the third tier of a four tier open parking garage to be six feet short on the required lineal length of ventilation openings. A fan will be installed in a ventilation shaft. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Variance (b) was to allow the grade level tier to have a maintenance office, shop, restroom and bike storage area totaling approximately 1500 square feet, exceeding area allowed by code by 500 square feet. The area will be fully sprinklered. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Hite. It was voted upon and carried.

17-02-54(a)(b)(c) Foundation Building Materials, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Variance (a) is to allow a canopy, not attached to the structure, to be added to the existing building and put it into noncompliance. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Variance (b) was in response to a citation issued by the Indianapolis Fire Department. The proponent felt they intended that all portions of the building be within 400 feet of a fire hydrant, but the canopy is new construction as called out in the code cited and is within 250 of a hydrant. Commissioner Mitchell moved no variance required, with the second by Commissioner Hoch. It was voted upon and carried. Variance (c) was in response to a citation by the Indianapolis Fire Department concerning fire apparatus access road needing to be within 150 feet of all portions of the facility. The proponent states the private drive will access the new construction directly, and South Franklin Road will be within 150 feet of the new canopy.

Commissioner Mitchell moved no variance required, with the second by Commissioner Hoch. It was voted upon and carried.

INCOMPLETE

The following variance applications appeared as incomplete:

17374 Market Square North, Indianapolis
17377 Marian University Student Center, Indianapolis
17382 Village of Hope, Gary
17384 Michigan Blvd. RCF, Michigan City
17386 Elkhart Courthouse, Elkhart

Commissioner Scheurich moved to table the incomplete variance applications, with the second by Commissioner Hoch. It was voted upon and carried.

8. Discussion and Commission action on petition for review

City of Greenwood Ordinance 15-42
Timely filed

Commissioner Von Deylen moved to grant the petition for review, with the second by Commissioner Hoch. It was voted upon and carried.

10. Comments

In the past, it was thought members of the Commission should not be voting members, but James Schmidt did not feel that to be the case. Chairman Hawkins asked the members of the Commission to think about whether Commission members should be voting members on code committees.

12. Adjournment

Chairman Hawkins adjourned the meeting at 1:38 p.m.

Approved _____
John Hawkins, Chairman